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Florida Department of State
Division of Corporations
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To:
Division of Corporations
Fax Number : (850) 617-6381

From:
Account Name : GRAY ROBINSON, P.A.
Account Number : 075154001651
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Fax Number : (321) 984-4122

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

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FLORIDA PROFIT/NON PROFIT CORPORATION
Crossings at Baymeadows Commercial Property Owners'

Certificate of Status	0
Certified Copy	1
Page Count	08
Estimated Charge	\$78.75

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REC'D
14 JUN 24 PM 4:39
SECRET
TALLAHASSEE, FLORIDA

14 JUN 24 PM 12:52
DIVISION OF CORPORATIONS

**ARTICLES OF INCORPORATION
OF
CROSSINGS AT BAYMEADOWS
COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC.**

I, the undersigned, acting as incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name and street address of the corporation (hereinafter called the "Association") is CROSSINGS AT BAYMEADOWS COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC., with its principal office address of 1795 West NASA Blvd., Melbourne, FL 32901.

ARTICLE II

The specific primary purpose for which the Association is formed is to provide for maintenance, preservation, and the payment of taxes, insurance and other expenses associated with any and all Common Elements located on that certain Parcel of Real Property ("Property") described in Exhibit "A" attached hereto, along with performing under the Stormwater and Sanitary Sewer Easements described in subparagraphs (e) and (f) below, and to promote the health, safety, and welfare of the members of the Association.

In furtherance of such purposes, the Association shall have the power to:

- (a) Affix, levy, and collect, and enforce payment by any lawful means of, all charges and expenses incurred in connection with the maintenance, repair, upkeep, real estate taxes, and insurance of the Property; (b) Acquire (by gift, purchase, or otherwise), own, hold, and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real

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SECTION 617.01
DIVISION OF CORPORATIONS

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- and personal property in connection with the affairs of the Association;
- (b) Borrow money and, subject to the consent by vote of unanimous consent of the members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
 - (c) Dedicate, sell, or transfer all of any part of the common areas to any municipality, public agency, authority, or utility for such purpose and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by all of the members, agreeing to such dedication, sale, or transfer;
 - (d) Have and exercise any and all powers, rights and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise; and
 - (e) Affix, levy, and collect, and enforce payment by any lawful means pursuant to the terms of Amended and Restated Mutual Easement Agreement under date of January 15, 2013 Agreement is recorded in Official Records Book 6809 at Page 35, of Brevard County, and the Sanitary Sewer Easement (collectively referred to as "Easement Agreements"); and pay its proportionate expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all

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licenses, taxes or governmental charges levied on or imposed against the property of the Association.

- (f) The Association shall levy and collect adequate assessments against members of the Association for the cost of maintenance and operation of the surface water or storm water management system.

The Association is organized and shall be operated exclusively for the purpose set forth above. The activities of the Association will be financed by assessments against members, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III

Every person or entity who is a record owner of a fee or undivided fee interest in any portion of the Real Property including contract sellers, but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

ARTICLE IV

The Association shall have one class of voting members. In the event the Parcel is divided, then the owners of those divided parcels shall be entitled to vote on the basis of one (1) vote for each square foot of property owned.

ARTICLE V

The name and residence address of the subscriber is:

NAME

REDUS FLORIDA COMMERCIAL, LLC

ADDRESS

301 S. College Street
Charlotte, NC 28288

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The street address of the initial registered office of the corporation is 1795 West Nasa Boulevard, Melbourne, Florida, and the name of the initial registered agent at such address is Philip F. Nohr, Esq..

ARTICLE VI

The period of duration of the Association shall be perpetual.

ARTICLE VII

The affairs of the Association shall be managed by a Board of Directors, a President and/or Vice President, who shall at all times be members of the Board of Directors, and/or a Secretary and Treasurer. Such officers shall be elected at the first meeting of the Board of Directors following each annual meeting of members. The initial officers of the Association shall be the following:

Susan G. Moore	President
Sarah Wicker	Vice President
Erin M. Acton	Secretary/Treasurer

ARTICLE VIII

The bylaws of the Association may be made, altered or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of two-thirds (2/3rds) of the total number of votes of the members existing at the time of the meeting except that the initial bylaws of the Association shall be made and adopted by the Board of Directors.

ARTICLE IX

Nomination and election of Directors shall be determined by the bylaws of the Association.

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ARTICLE X

The City of Melbourne is not required to take title to or to operate any of the improvements within the Real Property or under the Easements as defined herein upon dissolution of the Association. Further, this Article may not be amended or terminated without the written consent of the City.

ARTICLE XI

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of two-thirds (2/3rds) of the total number of votes of the Association existing at the time provided however that no amendments affecting the duties and obligations of a Parcel Owner under the Easement Agreement shall be valid and enforceable without that Owner's written consent.

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

CROSSINGS AT BAYMEADOWS
COMMERCIAL PROPERTY OWNERS'
ASSOCIATION, INC.

Erica

Witness signature

Erin Macdon

Witness printed name

Kimberly Vicki Strickland

Witness signature

Kimberly Vicki Strickland

Witness printed name

By: Susan G. Moore
SUSAN G. MOORE, PRESIDENT

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SECRETARY
DIVISION OF CORPORATE AFFAIRS

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Jun. 24. 2014 11:37AM

No. 0853 P. 8

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STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn and subscribed before me this 19 day of June,
2014 by Susan G. Moore, as President of CROSSINGS AT BAYMEADOWS COMMERCIAL
PROPERTY OWNERS' ASSOCIATION, INC.



AFFIX NOTARY STAMP

☒ Personally known, or
☐ Produced Identification
Type of Identification Produced:

Signature of Notary Public

Kimberly Vizzini-Strickland
(Print Notary Name)

My Commission Expires: _____
Commission No.: _____

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DIVISION OF CORPORATIONS
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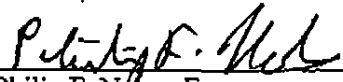
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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with the laws of Florida, the following is submitted:

First -- That desiring to organize under the laws of the State of Florida with its principal office located in the City of Melbourne, County of Brevard, State of Florida, the corporation named in the foregoing Articles has named Philip F. Nohrr, Esq., at 1795 West Nasa Boulevard, Melbourne, FL 32901, as its statutory Registered Agent.

Having been named the statutory agent of said corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.


Philip F. Nohrr, Esq.
Registered Agent

DATED this 20th day of June, 2014

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FLA.
SECRETARY OF STATE
DIVISION OF CORPORATE REGISTRATION

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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

A parcel of land lying in the Southeast 1/4 of Section 1, Township 27 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 1, and run South 89°35'12" West, along the North line of said Section, a distance of 50.00 feet to a point on the West right-of-way of Wickham Road; thence South 00°05'56" East, along said West right of way line, a distance of 2716.76 feet to a point on the South right of way line of Baymeadows Boulevard, the Point of Beginning; thence continue South 00°05'56" East, along said West right of way line, a distance of 415.87 feet to the Northeast corner of lands described in Official Records Book 3451, Page 867; thence South 89°23'27" West, along the North line of said lands, a distance of 210.00 feet to the Northwest corner thereof; thence South 00°05'56" East, along the West line of said lands, a distance of 200.00 feet to the Southwest corner thereof; thence North 89°23'27" East, along the South line of said lands, a distance of 210.00 feet to a point on the aforesaid West right of way line of Wickham Road; thence South 00°05'56" East, along the West right of way line, a distance of 270.00 feet to the Northeast corner of lands described in Official Records Book 3223, Page 2810; thence South 89°23'27" West, along the North line of said lands, a distance of 319.33 feet; thence North 00°05'56" West, parallel with the aforesaid West right of way line, a distance of 885.92 feet to a point on the South right of way line of Baymeadows Boulevard; thence North 89°24'01" East, along said South right of way line, a distance of 319.33 feet to the Point of Beginning.

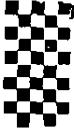
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No. 0853 P. 1

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June 24, 2014

FLORIDA DEPARTMENT OF STATE
Division of Corporations

GRAY ROBINSON, P.A.

SUBJECT: CROSSINGS AT BAYMEADOWS COMMERCIAL PROPERTY OWNERS' ASSOCIATION
INC
REF: W14000039267

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The Florida Statutes require an entity to designate a street address for its principal office address. A post office box is not acceptable for the principal office address. The entity may, however, designate a separate mailing address. The mailing address may be a post office box.

If you have any further questions concerning your document, please call (850) 245-6052.

Tyrone Scott
Regulatory Specialist II
New Filings Section

FAX Aud. #: R14000149666
Letter Number: 214A00013644